

# BRAUN STATION REAL ESTATE UPDATE

Reggie Hock, REALTOR  
(210) 535-8815

Howdy Neighbors,

Whew, time to take a breath and look back at this extraordinary year in real estate! San Antonio as a whole did extremely well in 2006, and in the January 11<sup>th</sup> edition of the San Antonio Express News, Braun Heights was listed as the neighborhood with the second highest rate of increase in property values for the entire city, with a rate of 18%.

Braun Station West as a whole also did very well. Over the course of the year there were 61 homes sold in BSW, an increase of 11.5% over 2005. We also had an increase in the list price to sold price value up 10.04%.

During 2006, in the high activity months of April through August, BSW residents were looking at increased values of over 13% over 2005. As we entered into the fall months the rate of increase slowed and we ended the year up 11.33% over last year's values. This is an incredible number for BSW and San Antonio in general. As a reader of my articles in this newsletter you have been aware that historically we have maintained a yearly increase of 3-4%.

Some additional interesting information: (2006 versus 2005)

The highest priced home:	\$595,000 versus \$320,000
The lowest priced home:	\$104,900 versus \$89,000
Median home price:	\$152,000 versus \$126,500
The average price per square foot:	\$75.00 versus \$85.00

All of this information just goes to show that Braun Station West is still one of the premier neighborhoods in San Antonio!

Now comes the hard part: what is going to happen in 2007? We can all be pretty sure that our property taxes are going to go up; not good news but unavoidable. My crystal ball is telling me that we will continue to see increased value in our neighborhood. The supply of pre-owned homes is at about 3-4 months and in a balanced market we look for a 6 month inventory. New homes starts are also predicted to decrease in 2007 by 10%. This will make our existing inventory even more attractive as buyers will have to wait longer for new homes to be completed. Currently there are some national home builders with a build time of over 10 months from signing to completion on new home construction.

I'm looking forward to a great year, and hoping the best for you and your family. If you would like additional information about any of this information just drop me line at [rhock@satx.rr.com](mailto:rhock@satx.rr.com) and I will send you the spreadsheets.

## Active Listings

Street Name	List Price	Sq. Ft.	DOM	\$ Sq.Ft.
Crooked Road	\$130,000	1,430	119	\$90.91
Brigadoon	\$139,950	1,617	37	\$86.55
Pertshire	\$149,000	1,940	42	\$72.55
Wrexham Hts.	\$239,500	2,299	35	\$104.18
Wrexham Hts.	\$253,000	2,418	7	\$104.63
Drayton Hts.	\$259,950	2,755	4	\$94.36
Seaton Hts.	\$332,900	3,738	40	\$89.06

## Properties Sold

Street Name	List Price	Sale Price	Sq. Ft.	DOM	\$ Sq.Ft.
Brigadoon	\$125,900	\$130,000	1,439	5	\$90.34
Rugged Ridge	\$140,000	\$138,000	1,908	118	\$72.33
Drayton Hts.	\$235,000	\$230,000	2,493	79	\$92.26
Norham Hts.	\$239,900	\$235,000	2,187	9	\$107.45
London Hts.	\$259,000	\$256,500	2,990	43	\$85.79
Waldon Hts.	\$339,500	\$335,000	3,521	123	\$95.14